

WHITE HOUSE EAST LUTTON



An immaculately appointed & well-refurbished, four-bedroom detached house set within extensive gardens of around one quarter of an acre in a Yorkshire Wolds village.

Porch, entrance hall, guest cloakroom, sitting room, dining kitchen, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms (one currently arranged as a dressing room) & a house bathroom.

Electric heating. Photovoltaic solar panels. Upvc double-glazing.

Driveway parking, attached single garage & extensive landscaped gardens of approximately one quarter of an acre. Summerhouse, garden sheds & oak-framed veranda.

Viewing is strongly recommended.

OFFERS OVER £435,000

Understood to have been built in 2006, White House is an immaculately appointed detached house, offering stylish accommodation, standing in extensive gardens of approximately one quarter of an acre.

In recent years the house has been completely refurbished, with a modern and programmable electric heating system, backed up by an array of photovoltaic solar panels on the south-facing roof elevation, and uPvc double-glazed windows and doors.

The accommodation briefly comprises porch, entrance hall, guest cloakroom, sitting room with a recently installed log burner by Town & Country Fires, 22ft dining kitchen opening out onto an oak-framed veranda, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms (one of which is currently arranged as a dressing room) and a house bathroom.

The gardens have been painstakingly landscaped to provide year-round colour and interest and border open fields to the rear. They include an extensive and well-manicured lawn, well-stocked shrub borders, natural pond with waterlilies, raised beds, fruit trees and several patio areas, one beneath a superb oak-framed veranda. Two garden sheds and a summerhouse form part of the sale, and there is ample parking to the front and an attached garage.

East Lutton is one of the villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The villages of the valley often join together for community events and celebrations. The market town of Malton is located approximately 13 miles to the west and provides a good range of local facilities, as does Driffield, approximately 10 miles south-east. Primary schooling is available in the neighbouring village of West Lutton. There is also a daily bus service to Malton.

ACCOMMODATION

PORCH

1.6m x 0.8m (5'3" x 2'7")

Tiled floor. Inner door to:-

ENTRANCE HALL

4.2m x 1.6m (max) (13'9" x 5'3")

Staircase to the first floor. Understairs cupboard. Wood flooring. Half panelled walls. Electric radiator.



GUEST CLOAKROOM

2.2m x 1.2m (7'3" x 3'11")

White low flush WC and wash basin. Tiled floor. Extractor fan. Casement window to the front. Electric radiator.

SITTING ROOM

4.2m x 3.8m (13'9" x 12'6")

Cast iron wood burning stove by Town & Country Fires, set on a slate hearth with oak mantel. Wood flooring. Half panelled walls. Coving. Television point. Casement window to the front. Electric radiator.



DINING KITCHEN

6.8m x 3.2m (22'4" x 10'6")

Range of kitchen cabinets with solid oak worktops, incorporating a ceramic sink unit, electric oven, ceramic hob with extractor hood above, and dishwasher. Recessed spotlights. Television point. Travertine tiled floor. French doors opening onto an oak-framed veranda. Casement window to the rear. Electric radiator.



UTILITY ROOM

2.6m x 1.5m (8'6" x 4'11")

Range of kitchen cabinets with solid oak worktops, incorporating a sink unit. Automatic washing machine point. Travertine tiled floor. Casement window to the rear. Stable door to the rear garden. Personnel door to the garage.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder leading to a boarded storage space with electric light. Airing cupboard housing the hot water cylinder with electric immersion heater. Further fitted storage cupboard.

BEDROOM ONE

3.8m x 3.3m (12'6" x 10'10")

Casement window to the front. Electric radiator.



EN-SUITE SHOWER ROOM

2.8m x 0.9m (9'2" x 2'11")

White suite comprising fully tiled shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Casement window to the side. Electric radiator.

BEDROOM TWO

3.1m x 2.8m (10'2" x 9'2")

Casement window to the rear. Electric radiator.



BEDROOM THREE

3.2m x 1.9m (10'6" x 6'3")

Access to fitted storage. Casement window to the rear. Electric radiator.



BEDROOM FOUR / DRESSING ROOM

2.9m x 2.2m (9'6" x 7'3")

Range of fitted wardrobes. Casement window to the front. Electric radiator.



HOUSE BATHROOM

2.2m x 1.8m (max) (7'3" x 5'11")

White suite comprising bath, wash basin in vanity unit and low flush WC. Tiled floor. Part tiled walls. Extractor fan. Wall light point. Casement window to the rear. Electric radiator.



OUTSIDE

The house is set well back from the village street, behind a lawned front garden and tarmac driveway and turning area, leading to an attached single garage. The back garden has been beautifully landscaped and borders open fields at the far end. It features extensive and well manicured lawn, shaped borders stocked with a wide variety of flowering shrubs and perennials, fruit trees, raised beds, a pond with waterlilies and several paved patios, one beneath a recently constructed, oak-framed veranda. A timber summerhouse, timber garden shed with electric and a further shed alongside the house, are included in the sale. The total site area amounts to approximately 0.25 acres.

GARAGE

5.5m x 2.8m (18'1" x 9'2")

Electric light and power. Casement window to the side. Up and over door to the front. Loft hatch with pull-down ladder to boarded storage space with electric light.





GENERAL INFORMATION

Services: Mains water and electricity.
Photovoltaic solar panels.
Septic tank drainage.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8TG.

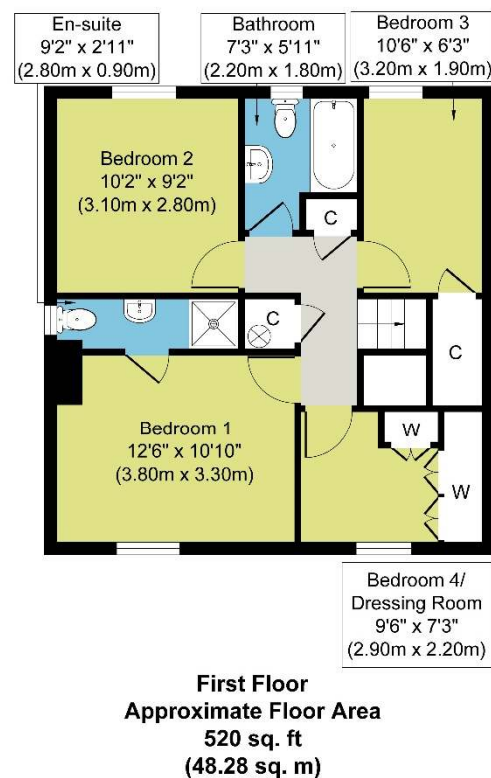
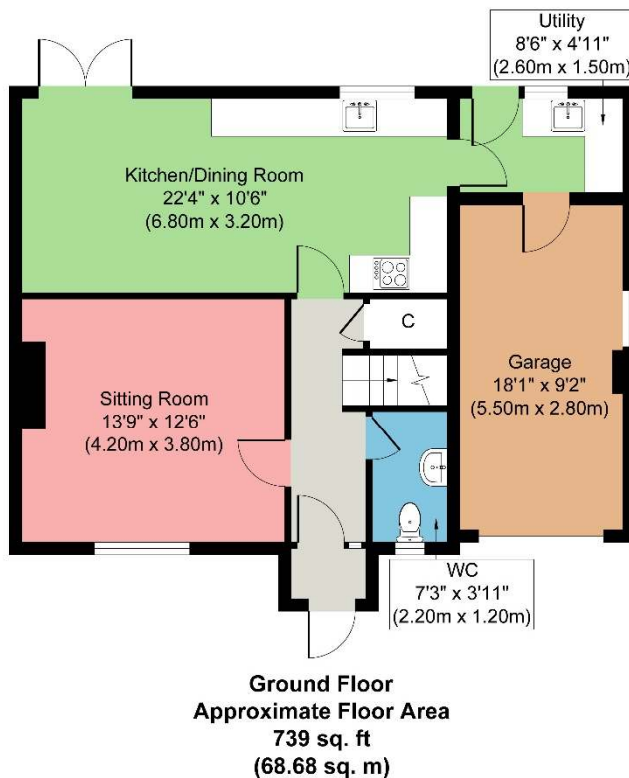
EPC Rating: Current: C71. Potential: B84.

Viewing: Strictly by prior appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

C010 Printed by Ravensworth 01670 713330